

SECOND / THIRD READINGS SUMMARY SHEET

ZONING CASE NUMBER: C14-2008-0094 - 8th Street Triangle

REQUEST: Approve second/third readings of an ordinance amending Chapter 25-2 of the Austin City Code by rezoning property locally known as 700 E. 8th (Waller Creek Watershed) from public (P) district zoning to central business district-central urban redevelopment (CBD-CURE) combining district zoning. Staff Recommendation: To grant central business district-central urban redevelopment (CBD-CURE) combining district zoning. Planning Commission Recommendation: To grant central business district-central urban redevelopment (CBD-CURE) combining district zoning.

ISSUES:

APPLICANT/ AGENT: Applicant: City of Austin, Contract and Land Management. Agent: Lauraine Rizer.

DATE OF FIRST READING: December 11, 2008:

CITY COUNCIL HEARING DATE: January 15, 2009

CITY COUNCIL ACTION:

The public hearing was closed and the first reading of the ordinance for central business district-central urban redevelopment (CBD-CURE) combining district zoning was approved on consent on Mayor Pro Tem McCracken's motion, Council Member Cole's second on a 7-0 vote.

CASE MANAGER: Robert Heil 974-2330 e-mail address: robert.heil@ci.austin.tx.us

ZONING CHANGE REVIEW SHEET**CASE:** C14-2008-0094 8th Street Triangle**PC Date:** November 25 2008
December 9, 2008**ADDRESS:** 700 E 8th St**OWNER** City of Austin (Luaraine Rizer) (512) 974-7078**AGENT:** City of Austin (Gary Glover) (512) 974-1416**ZONING FROM:** P **TO:** CDB-CURE**AREA:** 0.009 acres (403 square feet)**SUMMARY STAFF RECOMMENDATION:**

Staff recommends Central Business District – Central Urban Redevelopment Area (CBD-CURE) combining district zoning. As part of the CURE combining district, the parking requirements of 25-6-471 would be waived.

PLANNING COMMISSION RECOMMENDATION:

November 25, 2008: Postponed to December 9 at the request of staff.

December, 9, 2008: Approved staff's recommendation of CBD-CURE on consent.

DEPARTMENT COMMENTS:

This is a very small wedge of city-owned property, along the banks of Waller Creek, between Stubb's and the Police Garage. The City of Austin intends to sell the property to Stubb's. As it would no longer be owned by the City, Public (P) zoning would no longer be appropriate. Central Business District – Central Urban Redevelopment Area (CBD-CURE) combining district zoning would allow this small piece of land to be used by Stubb's. CURE is being requested as to not require any additional parking as a result of the transfer of ownership.

EXISTING ZONING AND LAND USES:

| | ZONING | LAND USES |
|--------------|---------------|-------------------------------------|
| <i>Site</i> | P | Vacant |
| <i>North</i> | P & CS | Vacant |
| <i>South</i> | P | Police Headquarters |
| <i>East</i> | P | Police Parking Garage |
| <i>West</i> | DMU | Stubbs (Restaurant & Concert Venue) |

AREA STUDY: The property lies within the proposed Downtown Planning Area.

TIA: A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

WATERSHED: Waller **DESIRED DEVELOPMENT ZONE:** Yes

CAPITOL VIEW CORRIDOR: No **HILL COUNTRY ROADWAY:** No

REGISTERED COMMUNITY ORGANIZATIONS:

- SPEAK – Sentral Plus East Austin Coalition
- Home Builders' Association of Greater Austin
- Austin Independent School District
- Homeless Neighborhood Association
- Downtown Austin Neighborhood Association
- Downtown Austin Neighborhood Coalition
- Austin Neighborhoods Council
- Downtown Austin Alliance
- El Concilio
- League of Bicycle Voters

ABUTTING STREETS:

| Name | ROW | Pavement | Classification | Daily Traffic |
|------------------------|-----|----------|----------------|---------------|
| 8 th Street | 82' | 54' | Arterial | 9,482 |

CITY COUNCIL DATE: **ACTION:**

December 11, 2008: Approved CDB-CURE on consent

January 15, 2009

ORDINANCE READINGS: 1st 2nd 3rd

ORDINANCE NUMBER:

ZONING CASE MANAGER: Robert Heil
E-mail: robert.heil@ci.austin.tx.us

PHONE: 974-2330



ZONING CASE
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ZONING

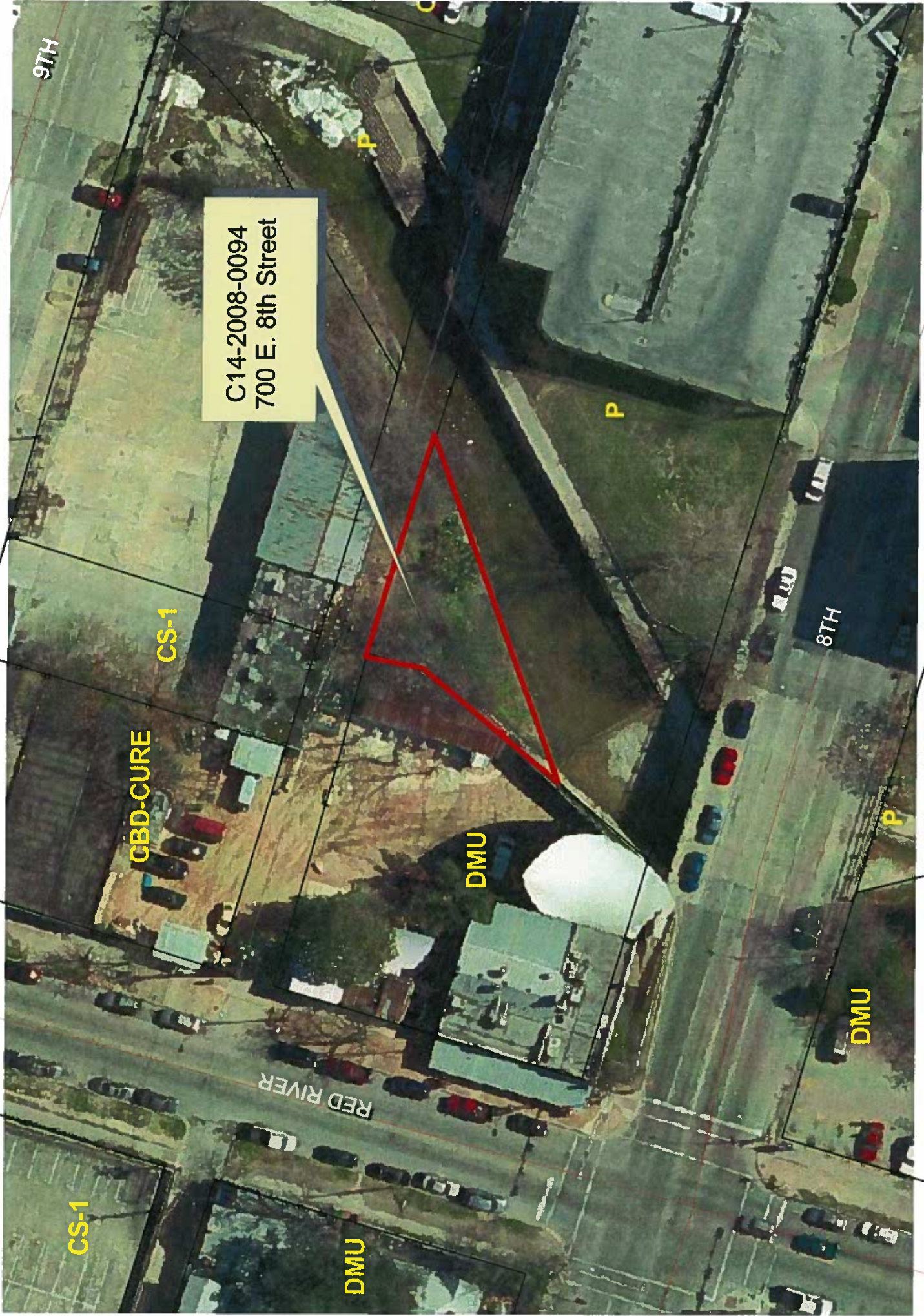
1" = 400'

ZONING

ZONING CASE NUMBER: C14-2008-0094
ADDRESS: 700 E.8TH ST
AREA: 0.009 AC.
GRID: J22
CASE MGR: J.ROUSSELIN

This map has been produced by G.I.S. Services for the sole purpose of geographic reference.
No warranty is made by the City of Austin regarding specific accuracy or completeness.





C14-2008-0094
700 E. 8th Street

SUMMARY STAFF RECOMMENDATION

Staff recommends Central Business District – Central Urban Redevelopment Area (CBD-CURE) combining district zoning. As part of the CURE combining district, the parking requirements of 25-6-471 would be waived.

BASIS FOR LAND USE RECOMMENDATION (ZONING PRINCIPLES)

1. *Zoning changes should promote compatibility with adjacent and nearby uses.*

CBD-CURE is appropriate for the compatible with the surrounding DMU, CS-1 and CDB-CURE zoning.

Site Plan

This site is located in the [Desired Development Zone]. Expiration for any site plan will be three years from the date of approval however; under Project Duration [25-1-535(C)(3)] the site plan can only be extended to a maximum of five years from initial submittal date of [???]. No other extensions will be allowed under Project Duration for projects in the DDZ. For questions concerning Project Duration please contact Susan Scallon at 974-2659.

Site plans will be required for any new development other than single-family or duplex residential.

Site plan review and approval can not be finalized until the lot(s) is/are legal by recorded plat or grandfathered by Land Status Determination (Section 25-1-61).

If there is no existing site plan on a property and the improvements proposed are minor (less than 1,000 square feet of additional impervious cover), the project may qualify for a site plan exemption. Site plan exemptions are processed by the Development Assistance Center.

Transportation

No additional right-of-way is needed at this time.

A traffic impact analysis was not required for this case because the traffic generated by the proposed zoning does not exceed the threshold of 2,000 vehicle trips per day. [LDC, 25-6-113]

Access to alleys requires the approval of the transportation reviewer. Existing unpaved alleys may be required to be paved for all or a portion of the entire length when access from an alley is proposed in an application for zoning or site plan. [LDC, 25-6-292(c); LDC, 25-6-323; TCM, 5.3.1.B.]

There are existing sidewalks along both sides of 8th Street.
Capital Metro bus service (Routes 485 and 485) is available along 8th Street.
8th Street is not included as a priority 1 or 2 route in the Austin Bicycle Plan.

As part of the CURE combining district, the parking requirements of 25-6-471 would be waived.

Environmental

The site is not located over the Edwards Aquifer Recharge Zone. The site is located in the Waller Creek Watershed of the Colorado River Basin, which is classified as an Urban Watershed by Chapter 25-8 of the City's Land Development Code. It is in the Desired Development Zone.

Impervious cover is not limited in this watershed class; therefore the zoning district impervious cover limits will apply.

This site is required to provide on-site structural water quality controls (or payment in lieu of) for all development and/or redevelopment when 5,000 s.f. cumulative is exceeded, and detention for the two-year storm. At this time, no information has been provided as to whether this property has any pre-existing approvals which would preempt current water quality or Code requirements.

According to flood plain maps, there is a flood plain within the project area.

At this time, site-specific information is unavailable regarding existing trees and other vegetation, areas of steep slope, or other environmental features such as bluffs, springs, canyon rimrock, caves, sinkholes, and wetlands.

Standard landscaping and tree protection will be required in accordance with LDC 25-2 and 25-8 for all development and/or redevelopment.

Water and Wastewater

The landowner intends to serve the site with City of Austin water and wastewater utilities. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocation, and abandonment. The water and wastewater plan must be in accordance with the City of Austin utility design criteria. The water and wastewater utility plan must be reviewed and approved by the Austin Water Utility. All water and wastewater construction must be inspected by the City of Austin. The landowner must pay the City inspection fee with the utility construction. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater tap permit.